117.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,080,700 / 1,080,700
					USE VALUE:	1,080,700 / 1,080,700
					ASSESSED:	1,080,700 / 1,080,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NATARAJAN RAMESH & ARUNA
Owner 2:	
Owner 3:	
Street 1:	62 JAMES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 10,350 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1958, having primarily Vinyl Exterior and 2180 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10350.000	569,300		511,400	1,080,700
Total Card	0.238	569,300		511,400	1,080,700
Total Parcel	0.238	569,300		511,400	1,080,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.64 | /Parcel: 495.6

Legal Description

User Acct

75607

GIS Ref

GIS Ref

Insp Date

09/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 117.0-0004-0002.A

!9117!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	569,300	0	10,350.	511,300	1,080,600	1,080,600	Year End Roll	12/18/2019
2019	101	FV	298,400	0	10,350.	504,000	802,400	802,400	Year End Roll	1/3/2019
2018	101	FV	150,600	0	10,350.	387,200	537,800	537,800	Year End Roll	12/20/2017
2017	101	FV	150,600	0	10,350.	365,300	515,900	515,900	Year End Roll	1/3/2017
2016	101	FV	150,600	0	10,350.	336,000	486,600	486,600	Year End	1/4/2016
2015	101	FV	149,800	0	10,350.	314,100	463,900	463,900	Year End Roll	12/11/2014
2014	101	FV	149,800	0	10,350.	289,300	439,100	439,100	Year End Roll	12/16/2013
2013	101	FV	149,800	0	10,350.	289,300	439,100	439,100		12/13/2012

PRINT

Date	Time
12/10/20	23:37:51

LAST REV

Date	Time
01/24/20	11:52:38

mmcmakin

9117

USER DEFINED

Prior Id # 1:	75607
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	1537-82	1	11/19/2018		1,122,500	No	No		
BURKI-COHEN JUD	1522-71		2/1/2018	Change>Sale	552,000	No	No		
BUERKI JUDITH--	1486-91		3/9/2016	Convenience	1	No	No		
	1046-65		7/1/1988		181,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2018	507	Heat App	9,400	C				
3/1/2018	229	Addition	163,000	C				
7/12/2007	560	Re-Roof	5,515					

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Permit Visit	DGM	D Mann
9/24/2018	Measured	DGM	D Mann
9/17/2018	MEAS&NOTICE	CC	Chris C
1/31/2018	Mail Update	EMK	Ellen K
12/6/2008	Meas/Inspect	345	PATRIOT
4/15/2000	Inspected	270	PATRIOT
2/10/2000	Measured	264	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10350		Sq. Ft.	Site		0	70.	0.71	6									511,352						511,400	

Total AC/HA: 0.23760 | Total SF/SM: 10350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 511,352 | Spl Credit | Total: 511,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20379746
Const Adj.:	0.99989998
Adj $ / SQ:	162.496
Other Features:	142265
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	570461
Depreciation:	1141
Depreciated Total:	569320

COMMENTS

SCUTTLE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 2					HB 1		

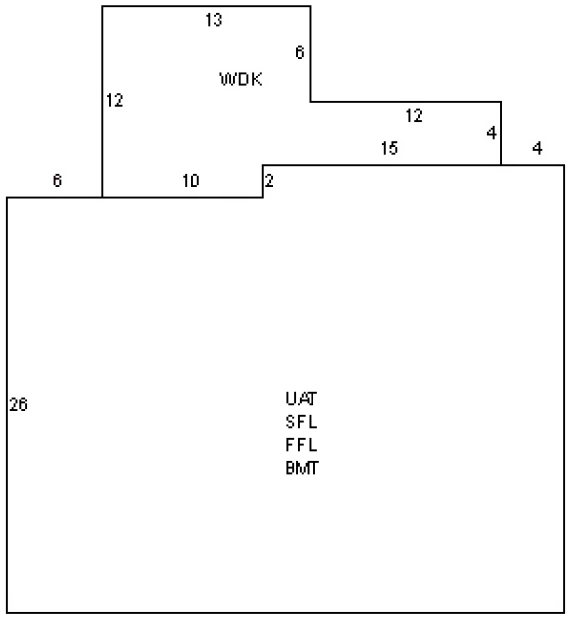
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.75
Special Features:	0	Val/Su Net:	173.62
Final Total:	569300	Val/Su SzAd	300.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	53.430	50,651
FFL	First Floor	948	162.500	154,047
SFL	Second Floor	948	162.500	154,047
UAT	Upper Attic	237	65.000	15,405
WDK	Deck	198	11.050	2,188

Net Sketched Area:	3,279			Total:	376,338
Size Ad	1896	Gross Are	3990	FinArea	2180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: